



Gilpin-Clear Creek Home & Landowners Association, Inc. (GCCHLA)

P.O. Box 237 • Idaho Springs, CO 80452

<http://www.yorkgulch.com>

Dear Neighbor:

August 20, 2014

It's almost the end of summer and it's time for the GCCHLA Annual Meeting and Chili Cook Off. This year it will be held **Saturday, September 20**, at the York Gulch Firehouse. If you would like to enter the cook off, please email me at President@YorkGulch.com. The party and chili tasting starts at 1:00p.m. The Annual Meeting will begin at 2:30pm. The cook off prize announcements will follow at 3:15pm. If you are not competing in the cook off, please consider bringing a side dish or desert to share. **BYOB, please.** The Association will also supply some burgers and dogs and condiments for those who don't care for chili. We have some chairs but you may want to bring one.

Agenda

This year we have invited Clear Creek County Commissioner, Phil Buckland as a speaker. He will give a brief update on some happenings within the county, and will be available to answer questions you may have.

The Annual Meeting agenda will be brief. We will discuss:

- New neighbor introductions
- Clear Creek County's road base distribution plans
- Resident grading plans
- The regional Recreational Sport Shooting Management Partnership
- Dues
- Board election

Annual Dues

Still only \$50/year! Our basic expenses are about \$3500 a year. That pays for our Special Use permit with the USFS, and a required insurance policy for the association. The Special Use permit is what gives us the permission to maintain our roads. Grading, installation of culverts, filling pot holes, even plowing snow, are all considered road improvement in the eyes of the Forest Service. If it seems odd to you that we have to pay the USFS to maintain the roads ourselves, trust me – you're not alone. But, right or wrong, since the inception of the USFS, and since our organization was formed in 1978, those are the terms of accessing your property via USFS trails. The alternative is to leave trails in their "natural state", 10' snow drifts and all. Since we don't prefer to access our houses on snowmobile, and there are no current plans for a ski lift, maintaining our permit is the only reasonable option. It also bears mention – were we to let our permit expire, applying for a new one could easily cost upwards of \$30,000.

Please help your fellow neighbors shoulder this burden. If we all participate, \$50 per year is sufficient to pay our expenses and keep our permit in good standing. I would also ask that you consider contributing to our emergency fund. This is the fund that has been used in the past to hire heavy equipment to dig out stranded residents when Mother Nature has taken hold of the neighborhood. Ask anyone who survived the 2003 spring blizzard that brought 7+ feet of snow, high wind, and avalanches to York Gulch. When the - let's call it "snow" - hits the fan, we want to be in a position to help, and our emergency fund is where we'll find the money to do so.

Elections

All members are eligible to vote for, and serve on, the GCCHLA Board of Directors. A link to an electronic ballot will be sent out prior to the meeting. Paper ballots will be made available at the meeting if you are unable to vote electronically. The Board will elect the president and officers at a follow up meeting. Please consider serving. Our community needs your participation!

Year's Activities (Summary only, see minutes on Web site for details):

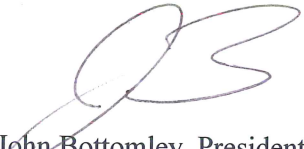
Community Activities

- **Recreational Sport Shooting Management Partnership**
Your HOA has been participating in discussions about how to manage dispersed shooting in the USFS surrounding our neighborhood. Please see the attached letter which was submitted to the Gilpin County Planner, Ray Rears, the Gilpin Board of County Commissioners, the Clear Creek Board of County Commissioners, and the USFS Forest District Ranger, Penny Wu.
- **2014 Grant for free County road base and grading by members.**
The 2014 Road Base Grant is on! 400 tons (~80 cubic yards) are to be distributed in York Gulch, at the drop sites we submitted in 2013.
- **Paid USFS Special Use Permit.**
- **Paid annual Association insurance.**

Roads

- Due to the high cost of road maintenance and inconsistent participation throughout the neighborhood, road maintenance is the responsibility of residents along their individual road segments.
- The HOA would like to develop relationships with people who want to represent their immediate neighbors in coordination of road maintenance efforts. Delivery of road base, rental of heavy equipment, and planning for road closures are all more efficient and effective if we work together.

Please join us at the Annual Meeting and chili cook off! We look forward to seeing you and hearing from you, regarding current issues in our community.



John Bottomley, President
Curtis L. DePoyster, Treasurer
The 2014 GCCHLA Board